



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MARCH 13, 2012
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

P P P P P P P
ROLL CALL: Shier Burnett, Peterson, Bixby, Mantini, Delgleize, Farley, Ryan

AGENDA APPROVAL APPROVED 7-0

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ENVIRONMENTAL IMPACT REPORT NO. 10-009 (SKATE PARK PROJECT) – Tess Nguyen, Associate Planner

Staff Presentation - NO ACTION TAKEN

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

One speakers addressed the Planning Commission regarding Item No. A-1.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed items for the public hearing portion of the meeting. He noted that Item No. B-1 is being recommended for continuance to the March 27, 2012 meeting due to insufficient public notice.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:24 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE- Led by Commissioner Peterson

P P P P P P P
ROLL CALL: Shier Burnett, Peterson, Bixby, Mantini, Delgleize, Farley, Ryan

AGENDA APPROVAL APPROVED 7-0

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

- B-1. DEVELOPMENT AGREEMENT NO. 11-002/ COASTAL DEVELOPMENT PERMIT NO. 09-011/ CONDITIONAL USE PERMIT NO. 09-037/ SPECIAL PERMIT NO. 12-001 (WATERFRONT DEVELOPMENT AGREEMENT & HILTON EXPANSION)** **Applicant:** Shawn Millbern, The Robert Mayer Corporation **Property Owner:** City of Huntington Beach **Request:** **DA:** To permit a 5 year extension of time to the existing Amended and Restated Development Agreement adopted on October 21, 1998. The existing Development Agreement is set to expire on October 21, 2013 and the 5-year extension would permit the Development Agreement to expire on October 21, 2018. **CDP/CUP:** To permit: a) the expansion of the Hilton Waterfront Beach Resort including a nine-story tower providing a total of 156 new guestrooms with appurtenant facilities. It will also include approximately 13,700 sq. ft. of meeting space, business center, restaurants, grocery/gift store, retail/recreational services store, health spa, and two pools. The project will host all inclusive events such as weddings, conferences, parties, meetings and permit dancing, live entertainment, and sale and consumption of alcoholic beverages at the restaurants, ballrooms, meeting rooms, lounges, pool deck, and function lawns. The hotel expansion proposes a one level semi-subterranean parking structure with 261 parking spaces, a loading dock and other back-of-house facilities. b) To permit 100% valet parking service (no self-parking) with approximately 35% tandem parking spaces; and, c) To permit the term of Conditional Use Permit No. 09-037/Coastal Development Permit No. 09-011/Special Permit No. 12-001 to run concurrently with the term of the Development Agreement. **SP:** a) To permit a combination of landscaping materials including: trees and plants and decorative hardscape (paving for the secondary driveway) treatments within the minimum 20 ft. building setback area fronting Pacific View Avenue in lieu of the setback entirely landscaped. b) To permit the encroachment of structures exceeding 42 inches in height into the minimum perimeter setback areas including: glass windscreens, landscape retaining walls along Pacific Coast Highway, exterior exit stair at Twin Dolphin Drive, and an enclosure for Edison equipment at Pacific Avenue; c) To permit approximately 32% of the parking stalls with a dimension of 9 ft. wide by 18 ft. deep; d) To permit approximately 21% of the parking stalls with less than the required 3 ft. clearance to adjacent walls or columns; and, e) To permit a 13% maximum ramp slope within the parking garage in lieu of 10%. **Location:** 21100 Pacific Coast Highway, 92648 (bounded on the north by Pacific Avenue, on the east by Twin Dolphin Drive, on the south by Pacific Coast Highway, and on the west by the existing Hilton Waterfront Beach Resort) **Project Planner:** Ethan Edwards

STAFF RECOMMENDATION: Motion to:

- A. "Approve Development Agreement No. 11-002 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 6) to the City Council for adoption."
- B. "Approve Coastal Development Permit No. 09-011, Conditional Use Permit No. 09-037, and Special Permit No. 12-001 with findings and suggested conditions of approval (Attachment No. 1)."

CONTINUED TO THE MARCH 27, 2012 MEETING WITH THE PUBLIC HEARING TO BE OPENED, 7-0

- B-2. CONDITIONAL USE PERMIT NO. 11-030 (GYU KAKU RESTAURANT OUTDOOR ALCOHOL SERVICE)** **Applicant:** Mark Sugimoto **Property Owner:** HF Huntington Plaza LP **Request:** To permit the establishment of alcohol service within an existing 193 square foot outdoor dining area located in front of an existing restaurant that currently provides interior beer and wine sales and service. **Location:** 7862 Warner Avenue, Suite 109, 92647 (Southwest corner of Warner Avenue at Beach Boulevard) **Project Planner:** Hayden Beckman

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 11-030 with suggested findings and conditions of approval (Attachment No. 1)."

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 7-0

- B-3. 12-MONTH REVIEW OF CONDITIONAL USE PERMIT NO. 09-001 (DIGG'S RESTAURANT & BAR)** **Applicant/Business Owner:** Philip Chung, Digg's Restaurant & Bar **Property Owner:** Henry Chung **Request:** A twelve- month review of Conditional Use Permit No. 09-001 approved by the Planning Commission on June 23, 2009. The review is to ensure compliance with the approved conditions of approval and applicable Chapters of the Huntington Beach Zoning and Subdivision Ordinance. **Location:** 8052 Adams Avenue, 92646 (southeast corner of Beach Boulevard and Adams Avenue) **Project Planner:** Jill Arabe

STAFF RECOMMENDATION: Motion to: "Receive and file as adequate and complete the 12-month review of Conditional Use Permit No. 09-001."

RECEIVED AND FILED AS ADEQUATE AND COMPLETE, 7-0

C. CONSENT CALENDAR – NONE

D. NON-PUBLIC HEARING ITEMS – NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning and Building - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning and Building – reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

Herb Fauland, Planning Manager– reported on the items for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS - NONE

F-1a. DISCUSSION OF REVISING THE PLANNING COMMISSION MEETING STARTING TIME – Commissioner Ryan

A motion was made by Commissioner Ryan to start study sessions at 5:00 PM and the public hearing portion of the meeting at 6:00 PM.

DUE TO NO SECOND - MOTION FAILED

F-2. PLANNING COMMISSION COMMENTS

Commissioner Shier Burnett spoke regarding the passing of her great uncle.

Vice-Chairperson Bixby noted that he attended the Orange County Flood Control meeting on the Wintersburg Channel.

Chairperson Mantini reminded the Commission that the Planning Commission Workshop will be held on Thursday, March 15, 2012, at the Central Library.

ADJOURNMENT Adjourned at 7:21 PM to the Planning Commission Workshop at the Central Library on Thursday, March 15, 2011 at 8:00 AM and then adjourn to the next regularly scheduled meeting of Tuesday, March 27, 2011.